

Note: This handout is effective only in the East Bellevue Community Council area. For recreational vehicle screening in the rest of the city, see Handout L-7.

Can an RV, large boat, or trailer be stored on a residential lot?

Parking or storage of recreational vehicles, large boats, or trailers is permitted in a residential (R-1 – R-30) land use district. Certain storage and screening requirements have been established to balance the need to store these items with the need to reduce the aesthetic impacts of such storage on surrounding properties.

What is considered a recreational vehicle?

A camper, motor home, or trailer.

What is considered a camper?

A room-like addition over the bed of a pickup truck, outfitted as temporary living quarters.

What is considered a motor home?

A motorized vehicle with fully self-contained living quarters.

What is considered a large boat?

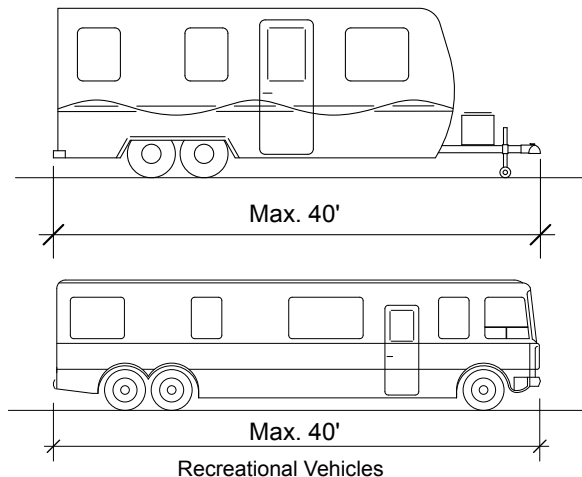
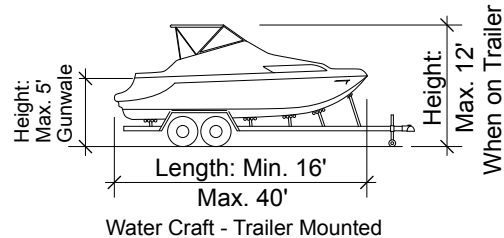
Large boats are defined as being at least 16' in length and having a gunwale which is at least 5' from the ground when the boat is sitting on a normal-sized boat trailer.

Are there size limits that apply?

Yes. An RV, watercraft, or trailer over 40' in length is not permitted in any residential land use district (see figure 1).

Is charging others a fee for storage allowed?

Except for storage facilities provided exclusively for tenants of multifamily dwelling complexes, parking or storage of RVs, watercraft, or trailers for compensation is not permitted in a residential land use district.



Where can these be stored, and what screening must be provided?

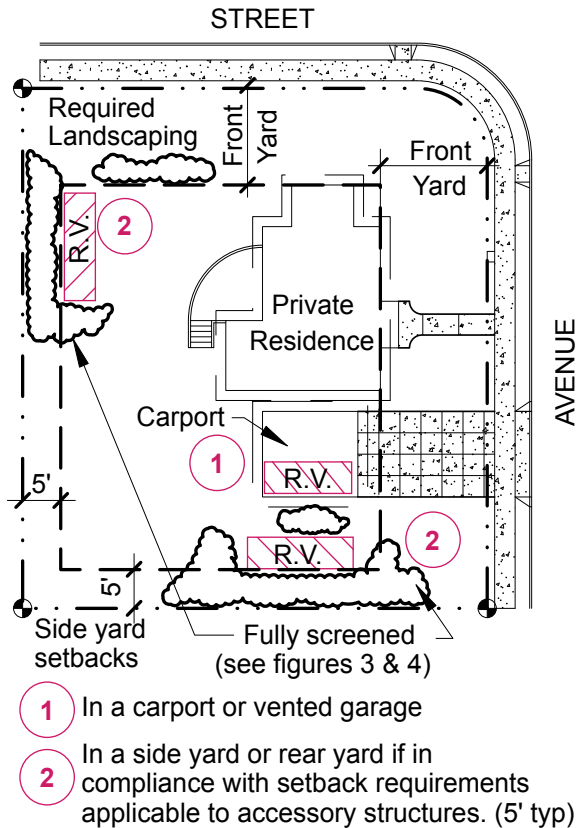
Several options exist. Storage can occur:

1. In a vented garage.
2. In a carport.
3. In a side or rear yard if in compliance with setback requirements applicable to accessory structures (typically 5 feet).

For either option 2 or 3, the RV, large boat, or trailer must be sight-screened from abutting properties by either a solid board fence at least 6' high or Type I landscaping.

If I screen with a fence, must I provide Type I landscaping?

No. You have the option of providing either a solid board fence OR Type I landscaping.



Locations for RV, Boat, & Trailer Storage

(figure 2)

What is Type I landscaping?

Type I landscaping is intended to provide a very dense sight barrier to significantly separate uses and includes:

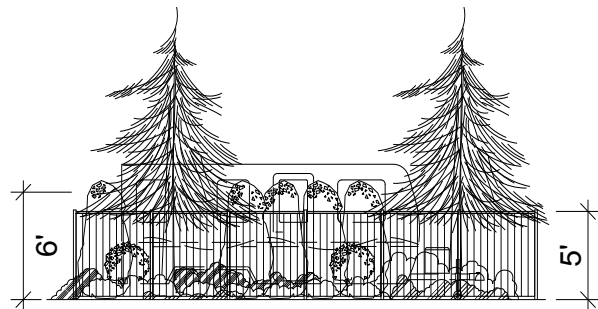
- Two rows of evergreen trees at least 6' in height and planted at intervals of no greater than 20' on center. The trees must be backed by a sight-obscuring fence at least 5' high, or the required width of the planting area must be increased by 10';
- Shrubs at least 3-1/2' high planted in an area at least 5' wide, and other plant materials, planted so that the ground will be covered within 3 years;
- Alternatively, the trees and shrubs may be planted on an earthen berm at least 15' wide and an average of 5' high along its midline.

What if there is no reasonable access to my side or rear yard?

If there is no reasonable access to a rear or side yard, you must store the RV, large boat, or trailer off-premises.

What if I want to store it closer to the property line?

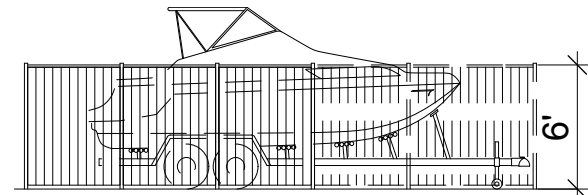
An RV, large boat, or trailer can be located up to the side or rear property line if a written mutual agreement of the affected abutting property owners is recorded and other requirements are met. See Land Use Code (LUC) 20.20.125 or Handout L-3 for more information.



Type I Landscaping

Site Screening

(figure 3)



Solid Board Fencing

Site Screening

(figure 4)

My pickup truck has a camper on it. Can it be parked in the front yard?

A camper, by definition, is a recreational vehicle and can only be stored in the side or rear yard with sight-screening.

I use a utility trailer to haul items to the dump. Is this an RV?

The storage regulations do not apply to utility trailers.

Are there exceptions to the storage and screening requirements?

During loading and unloading of an RV, large boat, or trailer, the requirements do not apply, provided that the loading/unloading is completed within a 3-day period within any 2-week period.

During temporary use of an RV **as a dwelling**, as discussed below, the RV is exempt from the screening and setback requirements.

Utility trailers and boats moored over water are exempt from the requirements.

One RV (but not large boat or trailer) per residence is exempt from the requirements if at least one occupant of the residence has a current windshield placard or special license plate issued to him or her by the State of Washington as a qualified disabled person in accordance with RCW 46.16.381. Persons claiming this exemption must apply to the director of Planning & Community Development for approval.

Can an RV be used as a dwelling?

One RV, house trailer, or mobile home may be temporarily parked and used as a dwelling in the side yard or rear yard of a lot already containing another dwelling unit for up to 30 days, provided the setbacks applicable to detached accessory buildings can be complied with (typically 5').

A temporary use permit may be issued for up to one year for one house trailer not on a foundation but connected to water, power, and sewer utilities or to a septic tank system according to the procedures and requirements of LUC 20.30M.

In addition, any mobile home meeting the certification requirements of RCW 43.22.340 may be used as a dwelling unit, provided it is placed on a foundation, is connected to all utilities required by the applicable city construction codes, and meets applicable setback requirements.

I've stored my RV here for 20 years. Do I need to comply with the code?

Yes. "Grandfather" rights do not exist for RV storage.

What type of plant materials are acceptable?

The following is a list of suggested plants, which, according to Sunset's *Western Garden Book*, are well-foliaged from the ground up and can provide a dense screen. This list is only a suggestion for suitable plants; other plants may be used if they provide the appropriate end result. Remember that plant spacing, height at time of planting, and ongoing care and maintenance are necessary considerations when determining if the required screening is provided. Where available, both the common and Latin names are provided.

Deciduous plants

(may not be suitable for year-round screening):

Berberis (several types)
Carpinus betulus (European hornbeam)
Crataegus monogyna (Hawthorne)
Liquidambar styraciflua (American sweet gum)
Lonicera (several types)
Thamnus frangula "Columnaris" (Tall buckthorn)

Evergreen plants:

Bamboo (several types)
Calocedrus decurrens (Incense cedar)
Damellia japonica
Camellia sasanqua
Chamaecharis lawsoniana (False cypress)
Cupressocyparis leylandil
Escallonia
Euonymus kiautschovica
Ilex (some) (Holly)
Itea ilicifolia (Holly-leaf sweetspire)
Juniperus (columnar types) (Juniper)
Mahonia aquifolium (Oregon grape)
Myrica californica (Pacific wax myrtle)
Osmanthus heterophyllus (Holly-leaf osmanthus)
Photinia
Platycladus orientalis (Oriental arborvitae)
Podocarpus (some)
Prunus laurocerasus (English laurel)
Pseudotsuga menziesii (Douglas fir)
Pyracantha (Firethorn)
Rhamnus alaternus (Italian buckthorn)
Sequoia sempervirens (Coast redwood)
Taxus (Yew)
Teucrium (Germander)
Thuja (Arborvitae)
Tsuga Canadensis (Canada hemlock)
Tsuga heterophylla (Western hemlock)
Umbellularia californica

What can I do if I think my neighbor is in violation of these requirements?

You may file a complaint with the city's Code Compliance Section. Call 425-452-4570 for more information.

Each application type (conditional use permit, design review, etc.) has criteria that must be met in order to be approved. If you object to a proposal, you may want to show where you believe the applicable criteria are not met.

Where can I get additional information?

- Handout L-3, Accessory Structures
- LUC 20.30M, Temporary Use Permit

This document is intended to provide guidance in applying certain Land Use Code regulations and is for informational use only. It cannot be used as a substitute for the Land Use Code or for other city codes, such as the Construction Codes. Additional information is available from Development Services at Bellevue City Hall or on the city website at www.bellevuewa.gov.

For land use regulations that may apply to your project, contact the Land Use Information Desk in Development Services. Phone: 425-452-4188. E-mail: landusereview@ci.bellevue.wa.us. Assistance for the hearing impaired: dial 711.
